121.0	0003	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	995,700 / 995,700
					USE VALUE:	995,700 / 995,700
					ASSESSED:	995,700 / 995,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		ADDISON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCCARTHY GREGORY J & ASHLEY
Owner 2:	
Owner 3:	
Street 1:	7 ADDISON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	RUBINSTEIN RICHARD/TRUSTEE -
Owner 2:	RICHARD RUBINSTEIN LIVING TRUS -
Street 1:	7 ADDISON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .107 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Clapboard Exterior and 2875 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4656.000	490,700	1,300	503,700	995,700
Total Card	0.107	490,700	1,300	503,700	995,700
Total Parcel	0.107	490,700	1,300	503,700	995,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 346.33 /Parcel: 346.33

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 78025
GIS Ref:
GIS Ref:
Insp Date: 05/11/18

!9364!

PREVIOUS ASSESSMENT

Parcel ID: 121.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	490,700	1300	4,656.	503,700	995,700		Year end	12/23/2021
2021	101	FV	476,100	1300	4,656.	503,700	981,100		Year End Roll	12/10/2020
2020	101	FV	476,100	1300	4,656.	503,700	981,100	981,100	Year End Roll	12/18/2019
2019	101	FV	397,500	1300	4,656.	531,700	930,500	930,500	Year End Roll	1/3/2019
2018	101	FV	398,700	1300	4,656.	391,800	791,800	791,800	Year End Roll	12/20/2017
2017	101	FV	398,700	1300	4,656.	375,000	775,000	775,000	Year End Roll	1/3/2017
2016	101	FV	398,700	1300	4,656.	347,000	747,000	747,000	Year End	1/4/2016
2015	101	FV	377,600	1300	4,656.	291,000	669,900	669,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:56:39

LAST REV

Date	Time
08/20/19	13:18:22
apro	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 9364

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RUBINSTEIN RICH	70495-27		1/10/2018	Private	863,981	No	No		
RUBINSTEIN RICH	63149-112		1/8/2014	Convenience	1	No	No		
CHUNG TERA	31324-362		4/19/2000		461,000	No	No		Eric Kurtz dod 2/13/2009
PETERS ELEANOR	30191-558		5/25/1999		399,500	No	No		
	17845-268		2/1/1987		1	No	No		F

USER DEFINED

Prior Id # 1:	78025
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/21/2018	187		11,500	C				
1/18/2018	55	Redo Kit	47,500	C				
1/10/2018	26	Inter-De	4,500	C				
1/23/2013	98	Manual	3,080	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/7/2019	SQ Returned	JO	Jenny O
5/11/2018	Meas/Inspect	HS	Hanne S
10/24/2017	Measured	DGM	D Mann
5/16/2013	Info Fm Prmt	EMK	Ellen K
11/13/2008	Meas/Inspect	336	PATRIOT
7/24/2000	MLS	MM	Mary M
11/17/1999	Mailer Sent		
10/26/1999	Measured	266	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4656		Sq. Ft.	Site		0	90.	1.20	10									503,711						503,700	

Total AC/HA:	0.10689	Total SF/SM:	4656	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	503,711	Spl Credit		Total:	503,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.01521730
Const Adj.:	0.99989998
Adj $ / SQ:	137.041
Other Features:	103008
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	666764
Depreciation:	176026
Depreciated Total:	490739

COMMENTS

OF = SINK IN BMT ANDS EXTRA SINK IN BATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	5	Baths:	1	HB	1

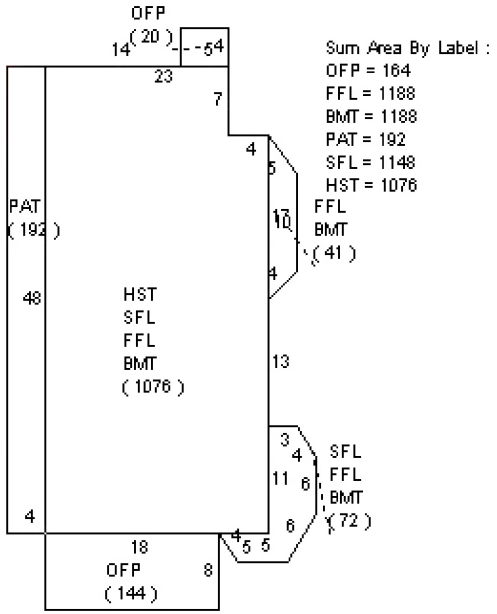
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,189	41.110	48,882
FFL	First Floor	1,189	137.040	162,941
SFL	Second Floor	1,148	137.040	157,323
HST	Half Story	538	137.040	73,728
PAT	Patio	192	4.200	807
OFP	Open Porch	164	26.560	4,356

	Net Sketched Area:	4,420	Total:	448,037	
Size Ad	2875	Gross Area	4958	FinArea	2875

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	165.82
Special Features:	0	Val/Su Net:	111.02
Final Total:	490700	Val/Su SzAd	170.68

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

121.0-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	22X16	G	GD	1998	4.14	T	12.6	101			1,300			1,300

More:	N	Total Yard Items:	1,300	Total Special Featues:		Total:	1,300

IMAGE

AssessPro Patriot Properties, Inc